

Peyton Estates Unit Five

City of El Paso — City Plan Commission — 11/30/2017

SUSU17-00092 — Major Combination



STAFF CONTACT:	Jim Henry, (915) 212-1608, henryjj@elpasotexas.gov
PROPERTY OWNER:	The Texas General Land Office
REPRESENTATIVE:	H2O Terra
LOCATION:	South of Rojas and East of Eastlake
ACREAGE:	66.76
VESTED:	Yes
PARK FEES REQUIRED:	N/A
EXCEPTION/MODIFICATION REQUESTS:	<ol style="list-style-type: none">1. A modification to allow an 80' ROW with 12' driving lanes and 4' parkways (Rojas Drive);2. A modification to allow for 5' wide sidewalks, 5' parkways, and 34 feet of pavement within all the 54-foot wide right-of-ways within the subdivision; and3. A modification to allow for a 56' ROW to include 11' of additional ROW, and 30' of pavement (Mark Twain Avenue).
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	N/A
STAFF RECOMMENDATION:	Pending

SUMMARY OF REQUEST: The Applicant proposes to subdivide a 66.76-acre tract of land into a residential subdivision that will consist of 290 single-family residential lots. With the exception of a few lots, most of the lots will range in size from approximately 5000 square feet to 6000 square feet. In addition, one commercial lot, one park, three open spaces lots, and two retention ponds are also proposed. Access to the subdivision will be from Mark Twain Avenue, Peyton Drive and Rojas Drive. The subdivision is vested and is being reviewed under the former subdivision code.

SUMMARY OF RECOMMENDATION: Planning Staff's recommendation is **PENDING**, due to the following outstanding issues with the proposed subdivision:

- Additional R.O.W is needed at the intersection of Rojas and Peyton for a right turning lane;
- The Applicant submitted a cross-section of Mark Twain without a sidewalk; and
- There is a sight distance issue at the intersection of Aberdare Drive and Bretby Place.



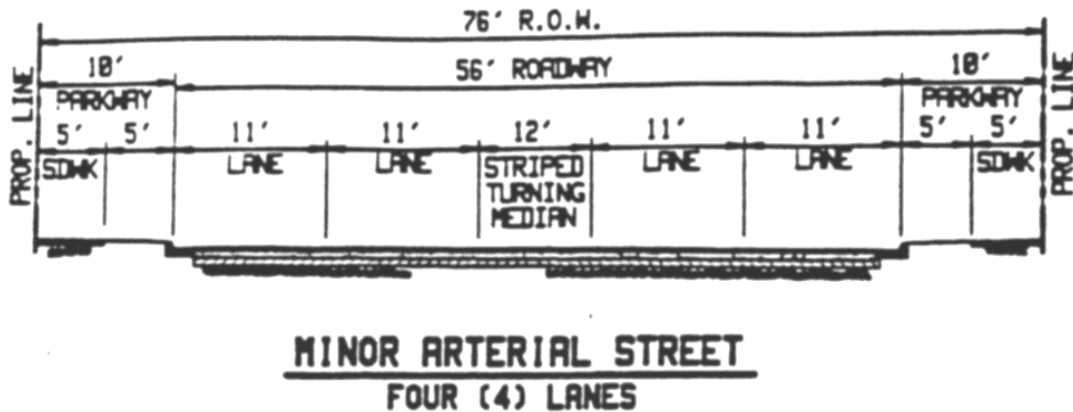
DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The Applicant is requesting the following modifications:

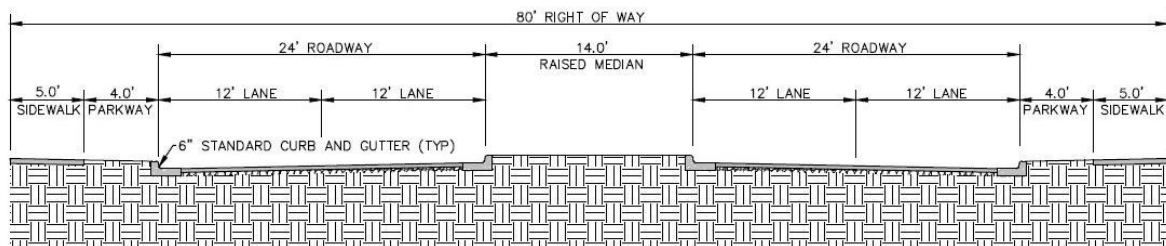
Figure No. 1 Aerial and Plat

1: A modification from the standard 76-foot wide right-of-way minor arterial street (Rojas Drive) to an 80-foot wide right-of-way to allow for 12-foot wide driving lanes and 4-foot parkways.

Required



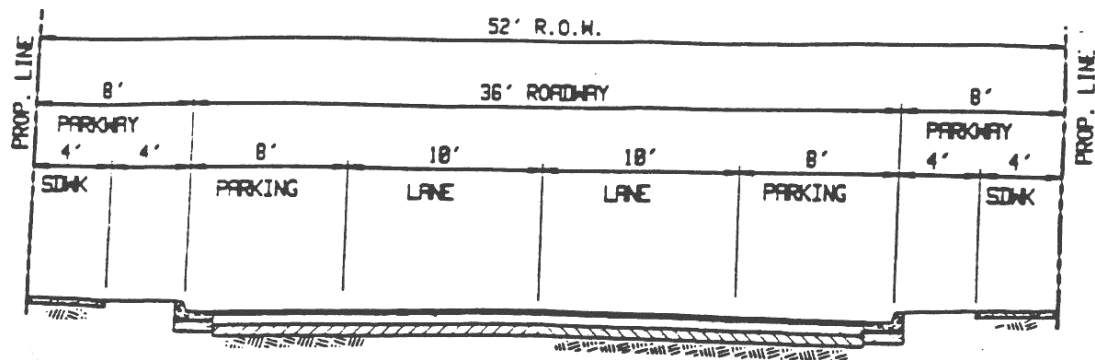
Proposed



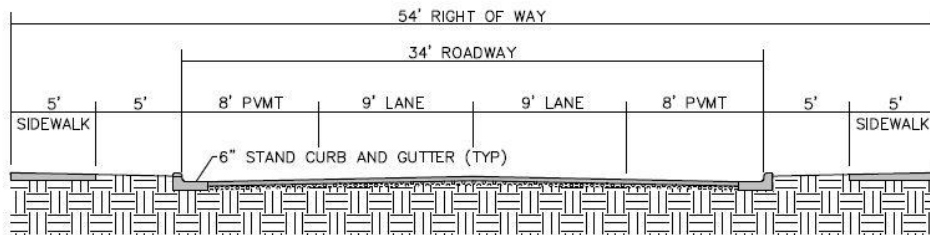
ROJAS DRIVE (80' RIGHT-OF-WAY)

2: A modification from the standard 54-foot wide right-of-way residential subcollector to allow for 5-foot wide sidewalks, 5-foot parkways, and 34 feet of pavement within all the 54-foot wide public right-of-ways within the subdivision.

Required



Proposed

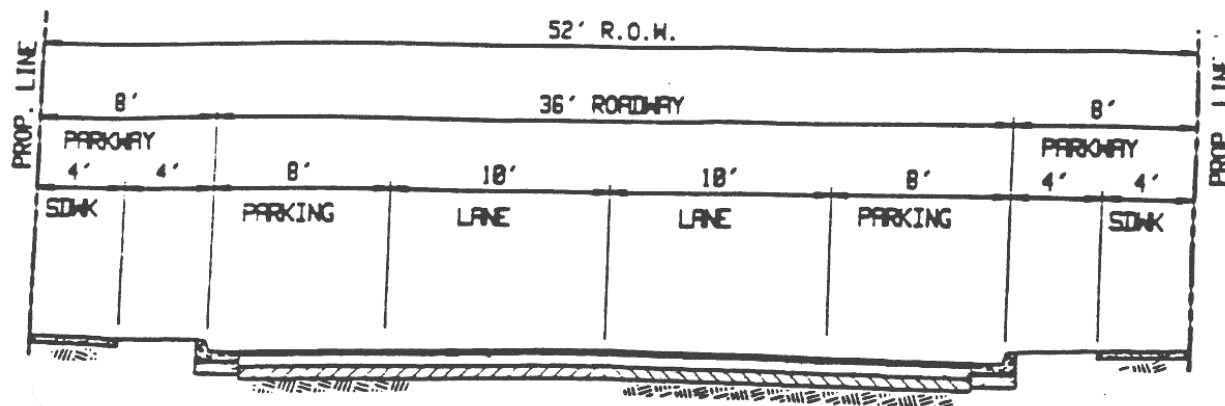


LOCAL RESIDENTIAL (54' RIGHT-OF-WAY)

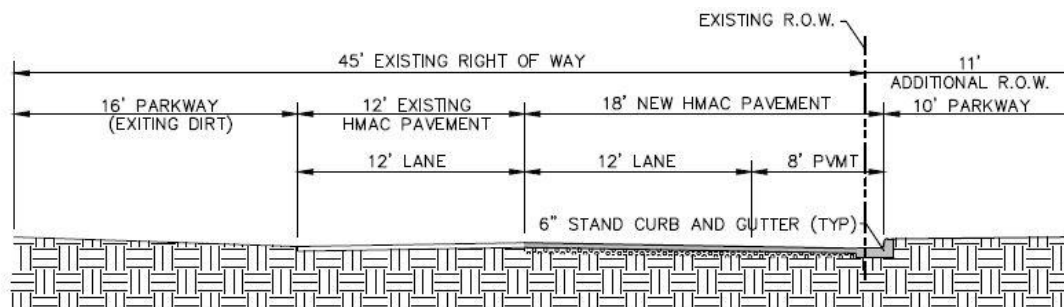
3: A modification from the standard 52-foot wide right of way residential subcollector (Mark Twain Avenue) to an 56-foot wide public right of way to allow for 11 feet of additional right of way, and 30 feet of pavement.

- Currently there is no sidewalk or parkway, and the ROW ends at the curb.
- The Applicant proposes to dedicate an addition 11 feet of ROW as a parkway, but not a sidewalk.
- As part of the subdivision improvement plans for the subdivision, the Applicant proposes to construct a trail that will parallel Mark Twain Drive within the common open space lots that abut Mark Twain Drive.

Required



Proposed



MARK TWAIN DRIVE (56' RIGHT-OF-WAY)

With the exception of Mark Twain Drive, the Applicant does meet the following criteria under Section 19.04.170.A2-A3 (Modifications of conditions) for requesting exceptions. The section reads as follows:

Section 19.04.170.A2-A3

A2. Because of the particular physical surrounding, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; or

A3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban Walkable

GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogenous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
2.2.2: New / Existing neighborhoods should have a mix of housing types which include small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units and accessory units.	No, however there is some variation in lots sizes and different builders will build a mix of single-family home sizes.
2.2.4.a.: Each new neighborhood should have a primary civic space such as a square or green near its physical center.	No, the proposed 2.15-acre park will be located near the southwest corner of the property, which is not a centralized location.
2.2.4.b.: Commercial and office uses at intersections should have direct paths to greens and squares.	Yes, the proposed 2.14-acre commercial lot proposed to be located at the corner of Peyton Drive and Rojas Drive will have a direct path to the proposed park as well as to the open space lots, via Notts Way.

NEIGHBORHOOD CHARACTER: The subject property is currently in tract form and vacant consisting of mostly native Chihuahuan Desert shrubs and is located outside of the municipal boundaries of the City of El Paso, but within the City's Extraterritorial Jurisdiction (ETJ). However, the property is not located within an area designated for potential annexation by the City. The subject property is surrounded by vacant land to the north and to the east and residential subdivisions to the west (Peyton Estates Unit Four) and to the south (Sparks Addition Units 2 and 4). The surrounding area is slated for residential development of a similar density and use as this proposal, per several approved land studies located near the subject property. The nearest school is "Mission Ridge Elementary" located approximately .44 miles away from the subject property. A 2.17-acre park is proposed as part of the subdivision, including 2.20-acres of open space. This property is not located within any Impact Fee Service Area.

CASE HISTORY: Peyton Estates Unit 5 was preliminarily approved in 2014. Preliminary approval expired on Mar. 17 2015.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

Staff is concerned with the proposed cross-section for Mark Twain Drive, as it does include a sidewalk. In addition, there is a safety issue at the intersection of Rojas Drive and Peyton Drive, as well as at the intersection of Aberdare Drive and Bretby Place.

PLAT EXPIRATION:

This application will expire on **May 30, 2018**. Failure to submit the recording plat in accordance with Section 19.08.100 (Recording plat submission) within the specified date, or within an approved six-month extension period, shall necessitate the total resubmission of the minor subdivision application which shall be subject to the subdivision regulations in effect at the time of resubmission.

ATTACHMENTS:

1. Preliminary plat
2. Final plat
3. Location Map
4. Application
5. Department comments

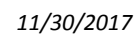
ATTACHMENT 1



ATTACHMENT 2



Peyton Estates Unit 5



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 8-10-2017

FILE NO. SUSU17-00092

SUBDIVISION NAME: PEYTON ESTATES UNIT 5

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A PORTION OF C.D. STEWART SURVEY NO. 318, EL PASO COUNTY, TEXAS
 2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>37.781</u>	<u>282</u>	Office		
Duplex			Street & Alley	<u>19.356</u>	
Apartment			Ponding & Drainage	<u>3.131</u>	<u>2</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>2.152</u>	<u>1</u>	COMMON OPEN SP.	<u>2.207</u>	<u>3</u>
School					
Commercial	<u>2.136</u>	<u>1</u>	Total No. Sites	<u>289</u>	
Industrial			Total (Gross) Acreage	<u>66.757</u>	
 3. What is existing zoning of the above described property? N/A IN COUNTY Proposed zoning? N/A IN COUNTY
 4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
 5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
 6. What type of drainage is proposed? (If applicable, list more than one)
SURFACE RUNOFF TO VARIOUS DRAINAGE STRUCTURES DISCHARGING TO A LOCAL POND
 7. Are special public improvements proposed in connection with development? Yes _____ No X
 8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception ROJAS DRIVE (80' RIGHT-OF-WAY)
PEYTON DRIVE (110' RIGHT-OF-WAY 12' WIDE LANES IN LIEU OF 11' WIDE LANES)
 9. Remarks and/or explanation of special circumstances: _____
 10. Improvement Plans submitted? Yes X No _____
 11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____
- If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12.	Owner of record	TX GLO	1700 N. CONGRESS DRIVE, AUSTIN, TEXAS 78701	1(800)998-4456
		(Name & Address)	(Zip)	(Phone)
13.	Developer	HUNT PEYTON ESTATES LLC	4401 N. MESA EL PASO, TEXAS 79902	(915) 545-2331
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	JOSE HERNANDEZ (H2O TERRA)	2020 E. MILLS, EL PASO, TEXAS 79901	(915) 533.1418
		(Name & Address)	(Zip)	(Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: 
 REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval.
The Developer/Engineer shall address the following comments.

1. No objections to proposed plat.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed **Peyton Estates Unit Five**, a major combination plat map, and on behalf of CID Parks Planning Division we offer Applicant / Engineer the following comments:

Please note that this is a Residential subdivision composed of **290** residential lots; includes a **2.15-Acre Park**; one **2.14-Acre** commercial lot; and (3) "Common Open Space" areas for a total of 2.21 Acres.

Per City Standards **a total of 2.90 acres of "Parkland"** and **\$2,140.00** in "Park fees" would have been required however

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees" as **IT IS NOT** identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

EL PASO WATER:

EPWater does not object to this request.

The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD # 6 receives wholesale water and wastewater service from the El Paso Water – Public Service Board (EPWater-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWater-PSB Rules and Regulations No. 11.

Central Appraisal District:

No objections; however, the District requested that the Applicant renumber the block numbers to the numbers provided by CAD.

EL PASO COUNTY:

The County concurs with the proposed x-sections as proposed in the Peyton Estates Unit 5.
We do have some comments on the plat:

- Sight distance issue at the intersection of Aberdare and Bretby Place
- Need additional R.O.W at the intersection of Rojas and Peyton for right only turning lane as you head west on Rojas.
- The County will require sidewalk along Mark Twain

EL PASO COUNTY 911:

No comments were received.

EL PASO ELECTRIC COMPANY:

No comments were received.

TXDoT:

No comments were received.

SUN METRO:

No comments were received.